

City of York Board of Architectural Review
Minutes
July 8, 2019

Members present:

Acting Chairperson Beth Bailey
Diane Hanlon
Gene Gaulin
Linda Lowman
Quinn Witte
Gary Stewart

Members absent:

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
(see sign in sheet)

Acting Chairperson Gaulin called the meeting to order at 6:30 p.m.

The Board thanked Ed Wood for all of his years as Chairperson.

The first item of business was the election of the new Chairperson. Upon a Motion by Gene Gaulin, seconded by Gary Stewart, the Board unanimously elected Beth Bailey as Chairperson.

The second item of business was approval of the draft Minutes from the April 1, 2019 meeting. Upon a Motion by Linda Lowman, seconded by Diane Hanlon, the Board unanimously approved the Minutes as submitted.

Upon her arrival, Chairperson Bailey took over for the remainder of the meeting.

The third item of business was consideration of a certificate of appropriateness (COA) application for building renovations and signage at 604 East Liberty Street for a new Popeye's Chicken Restaurant.

Planning Director Breakfield reminded the Board of requirements from the Gateway Corridor Design Guidelines.

After discussion and upon a Motion by Linda Lowman, seconded by Beth Bailey, the Board unanimously conditionally approved the application stating the wall signage could not exceed 5% of the façade area as stated in the zoning ordinance.

The fourth item of business was consideration of a certificate of appropriateness (COA) application for signage at 59 North Congress Street (The Corner Roost).

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.

2. The subject certificate of appropriateness application complied with the HDCDS.

After discussion and upon a Motion by Gene Gaulin, seconded by Gary Stewart, the Board unanimously conditionally approved the signage as long as it meets the allowed square footage per the City zoning ordinance and with the removal of one of the signs on the door.

The fifth item of business was consideration of a certificate of appropriateness (COA) application for landscaping at 59 North Congress Street (The Corner Roost).

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The subject certificate of appropriateness application complied with the HDCDS.

After discussion and upon a Motion by Gene Gaulin, seconded by Linda Lowman, the Board unanimously conditionally approved the application as long as the landscaping is properly maintained.

The sixth item of business was consideration of a certificate of appropriateness (COA) application for signage at 41 North Congress Street (Farm Chicks Vintage).

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The subject certificate of appropriateness application complied with the HDCDS.

After discussion and upon a Motion by Diane Hanlon, seconded by Gene Gaulin, the Board unanimously approved the signage for the windows and front door portion of the application. The banner portion of the application was withdrawn and the applicant may reapply at a later date.

The seventh item of business was consideration of a certificate of appropriateness (COA) application for signage at 210 East Jefferson Street (Yorkville Historical Society).

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The subject certificate of appropriateness application complied with the HDCDS.

After discussion and upon a Motion by Linda Lowman, seconded by Diane Hanlon, the Board unanimously approved the application based on the special exception application being approved at the July 15, 2019 Board of Zoning Appeals meeting.

The eighth item of business was consideration of a certificate of appropriateness (COA) application for a roof replacement at 70 North Congress Street (York ARP Church).

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The subject certificate of appropriateness application complied with the HDCDS.

After discussion and upon a Motion by Gary Stewart, seconded by Diane Hanlon, the Board unanimously approved the application as submitted.

The ninth item of business was consideration of a certificate of appropriateness (COA) application for window replacements at 18 West Liberty Street (York County Office).

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The subject certificate of appropriateness application complied with the HDCDS.

After discussion and upon a Motion by Beth Bailey, seconded by Linda Lowman, the Board unanimously approved the application with the use of the A2.2 window model.

The tenth item of business was consideration of a certificate of appropriateness (COA) application for fencing at 212 East Liberty Street.

Planning Director Breakfield reminded the Board of requirements from the Historical District Construction Design Standards (HDCDS).

Per the evaluation process detailed in the HDCDS, the Board made the following findings of facts regarding the proposal:

1. The subject property is historic and located in a largely-intact, historically, architecturally, and culturally-significant area.
2. The subject certificate of appropriateness application complied with the HDCDS.

After discussion and upon a Motion by Gary Stewart, seconded by Gene Gaulin, the Board unanimously approved the application as submitted. Beth Bailey recused herself from the discussion and vote on the application.

There being no further business, the meeting was adjourned at 7:42 pm.

Respectfully submitted,

C. David Breakfield, Jr. AICP, MCP
Planning Director

cc: File, Board of Architectural Review 7/8/19
Seth Duncan, City Manager